

**Architectural Inventory Form**  
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**I. IDENTIFICATION**

1. Resource number: **5BL9140**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Vanbuskirk / Brace / Nichols House**
6. Current building name: **Bush / Kirwan House**
7. Building address: **734 Baker Street**
8. Owner name: **William B. Bush & Amelia T. Kirwan**  
Owner address: **734 Baker Street**  
**Longmont, CO 80501**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup>** Township **2N** Range **69W**

**SW<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of section 3**

10. UTM reference  
Zone **13**  
Easting: **492028**  
Northing: **4446605**
11. USGS quad name: **Longmont, Colorado**  
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **2** Block: **21**  
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

22. Architectural style /  
building type:

**Late Victorian /  
Queen Anne**

**Official Eligibility Determination**

(OAHP use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- \_\_\_\_ Determined Eligible - National Register
- \_\_\_\_ Determined Not Eligible - National Register
- \_\_\_\_ Determined Eligible - State Register
- \_\_\_\_ Determined Not Eligible - State Register
- \_\_\_\_ Needs Data
- \_\_\_\_ Contributes to eligible National Register District
- \_\_\_\_ Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape):  
**Irregular Plan**
15. Dimensions in feet: **764**
16. Number of stories: **1½**
17. Primary external wall material  
**Wood / Horizontal Siding**  
**Wood / Shingles**
18. Roof configuration (enter one):  
**Gabled Roof / Cross Gabled Roof**
19. Primary external roof material (enter one):  
**Asphalt Roof / Composition Roof**
20. Special features (enter all that apply):  
**Porch**  
**Chimney**  
**Decorative Shingles**

**21. General Architectural Description**

Built in the late nineteenth century, the house at 734 Baker Street is a 1½-story wood frame dwelling which exhibits some elements of the Queen Anne style of architecture. The stylized residence is set back nearly fifty feet from the curb at Baker Street to the west, is flanked by narrow side yards to the north and south, and there is a deep backyard behind the house to the east, where a garage is located. The dwelling is supported by a low coursed sandstone foundation, while the exterior walls are clad with painted pale grey horizontal wood siding, with fishscale shingles in the upper gable ends. The house is covered by a steeply-pitched cross gable roof, with grey asphalt shingles and boxed eaves. Gable ornaments appear in the upper gable ends, and there is a red brick chimney located on the ridge. The home's windows are predominantly single 1/1 double-hung sash, with painted wood frames and surrounds. Two wood-paneled doors lead into the house from a 5' by 10' shed and gable-roofed front porch located at the south end of the facade (west elevation). The porch features a tongue-and-groove wood floor, turned columns with decorative brackets, and a spindle frieze. Secondary entrances are located at the east end of the south elevation, and on the east (rear) elevation, where single entry doors lead into a screened-in rear porch.

A garage, built in 1974, is located behind the house to the east: one-story rectangular plan; 24' by 24'; poured concrete slab foundation and floor; painted white horizontal wood siding exterior walls, over wood frame construction; low-pitched gable roof, with asphalt shingles and closed eaves. A garage door on the south elevation opens onto a concrete driveway which curves to the west and extends along the south side of the house to Baker Street.

**22. Architectural style / building type:**

Please see front page.

**23. Landscape or setting special features:**

This house is located on the east side of Baker Street in the block between 7th and 8th Avenues, near the northeast end of Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of single-family homes.

**24. Associated buildings, features, or objects**

Garage

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#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction:  
Estimate **1888**  
Actual

Source of information:

**"J. Crawler House Historic Landmark Nomination." On file at the City of Longmont, Department of Community Development.**

26. Architect: **unknown**

Source of information: **n/a**

27. Builder/ Contractor:  
**unknown**

Source of information:  
**n/a**

28. Original owner:  
**J. Crawler (probably)**

Source of information:

**"J. Crawler House Historic Landmark Nomination." On file at the City of Longmont, Department of Community Development.**

#### **29. Construction History (include description and dates of major additions, alterations, or demolitions):**

The City of Longmont Historic Landmark Nomination form for this house indicates that it was probably "constructed in 1888 by J. Crawler, who purchased a water tap for the site during that year." Contemporary research conducted at the Longmont Archives failed to uncover any reference to J. Crawler, and did not uncover any water tap records prior to 1892. Earlier water tap records may exist at the City of Longmont Clerk's office, however. The Longmont Archive water tap records indicate that the house was probably in existence by 1892, and that it was definitely in existence by 1899. There have been no apparent additions to the original house. The extant garage was constructed in 1974. The landmark nomination form also indicates that the house was built from plans distributed by the Sear, Roebuck & Company catalogue, apparently based on the fact the house appears similar to a sketch of a house depicted on page 595 of the Sears, Roebuck & Company catalogue #117. This particular catalogue, however, was not published until 1907-1908, so this house, which was definitely in existence by 1899, could not possibly have been built from the 1907-1908 Sears, Roebuck catalogue plans. Moreover, according to archivists at the History Factory in Chantilly, Virginia, Sears, Roebuck did not begin distributing their modern homes catalogue of house plans until 1908. Therefore, it is extremely doubtful that this house was built from Sears, Roebuck plans.

30. Original location: **yes**  
Moved **no**  
Date of move(s) **n/a**

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic / Single Dwelling**  
32. Intermediate use(s): **Domestic / Single Dwelling**  
33. Current use(s): **Domestic / Single Dwelling**  
34. Site type(s): **Residence**

### **35. Historical Background**

The house at 734 Baker Street was designated as a historic landmark by the City of Longmont in 1988. According to the landmark nomination form, the house was probably built in 1888, and was originally owned by a person named J. Crawler. However, contemporary research, conducted in 2003, found no mention of Crawler in Longmont water rent collection records on file at the Longmont Archives; and Crawler's name also was not found in Longmont newspaper obituary files at the Longmont Public Library. Longmont water rent collection records do indicate that Lot 2 of Block 21 (where this house is located), was owned by A.J. Vanbuskirk between 1892 and 1899. No entries for water use are recorded during these years, however, perhaps indicating the house had not yet been built, but more likely indicating that Vanbuskirk was not using city water. Subsequent water rent collection records reveal that this property was owned by W.A. Brace from 1899 to 1914, and by Vila Albert Nichols from 1915 until his death in November 1920. The property then stayed in the Nichols family until circa 1960. It was the home of Mrs. Aurilla Nichols (Vila's widow) until her death in June 1924; and it was then the home of Vila George Nichols (Vila's and Aurilla's son) until his death in February 1960.

Little information about the Brace family was uncovered, other than that Mr. Brace was an apiarist. The Nichols family came to Longmont in 1909, having previously lived in Greeley, Jamestown, Denver, and in Garrison, Nebraska. Members of the family included Vila Albert, his wife, Aurilla, daughters, Emma, Alma, and Lena, and sons William and Vila George. Vila Albert Nichols died November 14, 1920 at the age of 68; William Nichols died in April 1924; Aurilla Nichols passed away just two months later in June 1924. Following her death, 734 Baker became the home of Vila George Nichols who lived here until his death in February 1960. A life-long bachelor, Vila George Nichols had been born at Garrison, Nebraska on February 7, 1891, and had come to Longmont with his family in 1909. He served in World War I, and was employed by the Great Western Sugar Company, primarily as a crane operator, from 1915 until his retirement in 1948. According to Longmont city directories, Lillian B. Boswell and Vila George Nichols both resided here from circa 1955 until Vila's death in 1960. Lillian then continued to own and live here until the late 1960s. She had been born on May 8, 1890 at Fort Smith, Arkansas, and had come to Longmont in 1940. She passed away in Longmont in October 1978.

From the early 1970s to the early 1990s, this property was owned and occupied by Mrs. Eleanor Fitzgerald, and it was she who took steps to have the property designated a historic landmark in 1988. The property's current (in 2003) owners and residents are William Bush and Amelia Kirwan. They have held the property since 1995, according to Boulder County Assessor records.

### **36. Sources of Information**

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

City of Longmont Building Permit records for 734 Baker Street.

"Died - Nichols." [Vila Alert Nichols obituary] *Longmont Ledger*, November 19, 1920, p. 5.

Estes, Virginia S. "Historic Landmark Nomination - J. Crawler House", August 31, 1988. On file at the City of Longmont, Department of Community Development.

"Lillian B. Boswell." [obituary] *Longmont Times-Call*, October 10, 1978, p. 12.

"Nichols." [Aurilla Nichols obituary] *Longmont Ledger*, June 27, 1924, p. 5.

*Polk's Boulder County Directory* [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

*Polk's Longmont City Directory*, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated June 1930 and June 1959.

Town of Longmont Water Rent Collection Records, 1892-1939.

"Vila George Nichols Dies Here Saturday." *Longmont Times-Call*, February 22, 1960, p. 6.

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**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes **xx**

No

Date of Designation: **1988**

38. **Applicable National Register Criteria**

**xx** A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

**xx** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

**City of Longmont Standards for Designation**

**xx** 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

**xx** 2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

**xx** 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

**xx** 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

**xx** Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

**Architecture; Community Planning and Development**

40. Period of Significance: **ca. 1888 - 1953**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

This house is historically significant relative to National Register Criterion A for its association with Longmont's residential development during the period of significance, circa 1888-1953. The house is also historically significant under Criterion B for its long association with the Nichols family which extended from 1915 until 1960. The house is also architecturally notable, under Criterion C, for its stylized cross-gabled architectural plan, and for exhibiting some elements of the Queen Anne style of architecture. The property's level of significance is probably not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. It does, however, continue to qualify as an individually listed City of Longmont local landmark. This property is located outside the boundaries of the Longmont East Side Historic District. If the district's boundaries were to be expanded, this house would qualify as a contributing resource within the district's newly expanded boundaries.

**43. Assessment of historic physical integrity related to significance:**

This property displays a high level of historical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society -setting, location, design, materials, workmanship, feeling, and association.

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. If the district's boundaries were to be expanded, to include the entire neighborhood, this house would be considered a contributing resource.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **LONG-43**

Frame(s): **6-8**

Negatives filed at: **City of Longmont  
Department of Community Development, Planning Division  
Civic Center Complex  
350 Kimbark Street  
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **May 30, 2003**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court  
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**